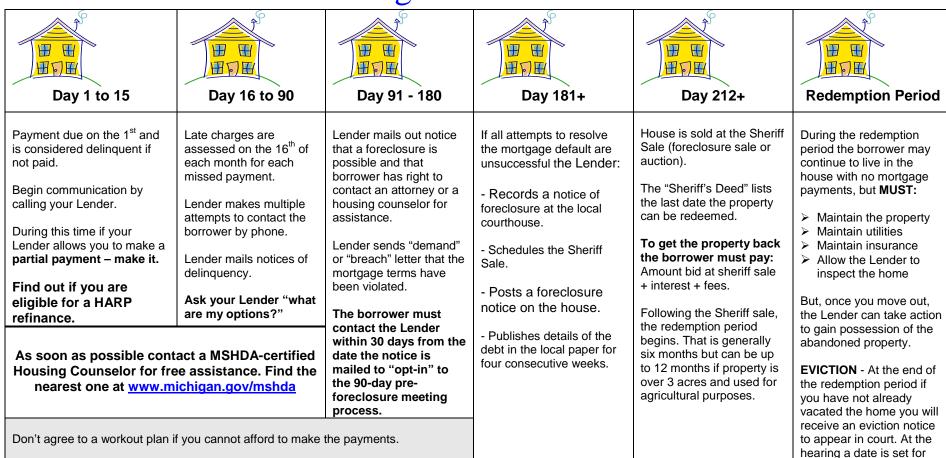
MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

Homeownership Division

Understanding the Foreclosure Process



In many cases the **collection and foreclosure process continues** while your request for a loan workout or modification is under review.

Make sure you are **communicating** with someone who has the authority to do a workout and get it in writing. Talk with your Lenders loss mitigation department, not the collections department.

Avoid Rescue Scams

- Don't give someone money who says they can prevent a foreclosure or help you get a loan modification.
- Don't sign paperwork you aren't familiar with or sign a deed over to someone who says they will help you.

<u>**Be realistic**</u> – if you cannot afford to keep your home – *sell it.* List your home with a reputable Realtor® who is familiar with "short sales" if you owe more than your home is worth. A short sale requires your Lenders approval. Always ask for a **waiver of deficiency** from the Lender.

Ask your Lender if you are eligible for the Making Home Affordable HAFA program.

the Sheriff to physically

remove you from the property, if necessary.